

# Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: October 11-12, 2006

Reference No.: 2.4d.(2)  
Action Item

From: CINDY McKIM  
Chief Financial Officer

Prepared by: Bimla G. Rhinehart  
Chief  
Division of Right of Way and  
Land Surveys

Ref: **DIRECTOR'S DEEDS**

## **RECOMMENDATION:**

The Department of Transportation (Department) recommends the California Transportation Commission (Commission) authorize the execution of the Director's Deed (DD) summarized below. The conveyance of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code. The State will receive a return of \$5,000,000 from the sale of this property.

01-12-Ora-1-PM 19.7  
Disposal Unit DD 040766-01-01  
Convey to the city of Newport Beach

Newport Beach  
15.05 ac  
\$5,000,000 (Appraisal \$8,106,000)

The property is commonly known as "Caltrans West" and also "Sunset Ridge Park".


This is a direct sale to the city of Newport Beach (City). The intended use of this property is for public park purposes consistent with the City's current Open Space-Active (OS-A) zoning.

The Department has retained a Scenic Easement located along the subject's property line adjacent to Highway 1, the Pacific Coast Highway. This easement restricts development rights to those permitted under the City's OS-A zoning with additional limitations on the placement of permanent structures and pavement in the easement area.

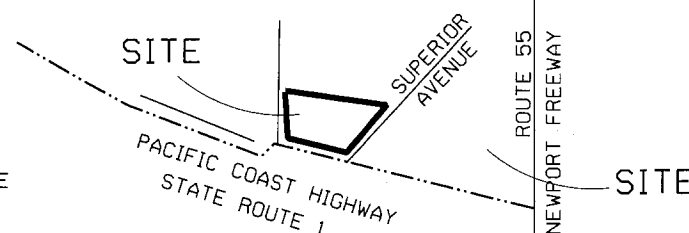
The State will receive a return of \$5,000,000 from the sale of this property and will retain \$3,106,000 value in the encumbered Scenic Easement.

The Newport Beach City Council met on September 26, 2006, approved the transaction, and passed a resolution confirming the intended use.

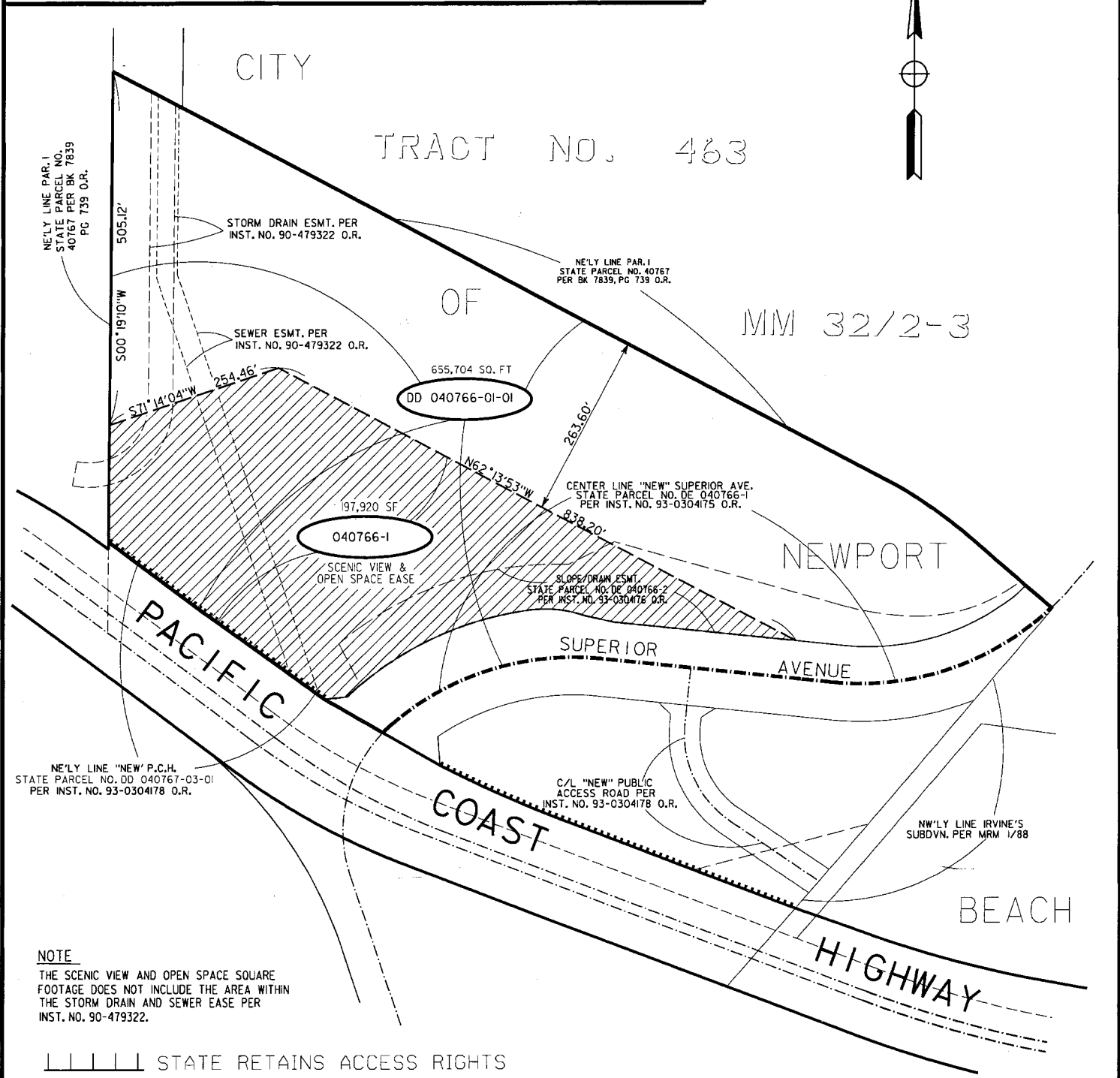
Attachment



NO SCALE



DIST	COUNTY	RTE	P.M.
12	ORA	1	19.7



**NOTE**  
 THE SCENIC VIEW AND OPEN SPACE SQUARE FOOTAGE DOES NOT INCLUDE THE AREA WITHIN THE STORM DRAIN AND SEWER EASE PER INST. NO. 90-479322.

||||| STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA--DEPARTMENT OF TRANSPORTATION--DISTRICT 12	
PLAT ACCOMPANYING	
DIRECTOR'S DEED DD 040766-01-01	
REF. MAP: E120010-15	SHEET 4 OF 5

SCALE: N.T.S.  
 DRWN:SEE CHKD:GBG  
 DATE: 11/18/04